



FOR SALE

Lowe's Carve Out

3251 Zinfandel Dr | Rancho Cordova, CA 95670



Executive Summary

3251 Zinfandel Dr | Rancho Cordova, CA 95670



±0.44 AC

Available

±2,200 SF

Building
(conceptual plan)

27

Parking Spaces
(conceptual plan)

ABOUT THE PROPERTY

- Lowe's carve out opportunity located at International & Zinfandel
- More than 43,000 residential units have been approved for development in Rancho Cordova
- Rancho Cordova is the largest employment sub-center in the Sacramento region, with over 65,000 employees and 3,500 businesses within the city limits
- Approximately 698.2K people visited the Cotati, CA Lowe's from September 2022 - August 2023 (Source: Placer.AI)

NEARBY RETAILERS



TRAFFIC COUNTS

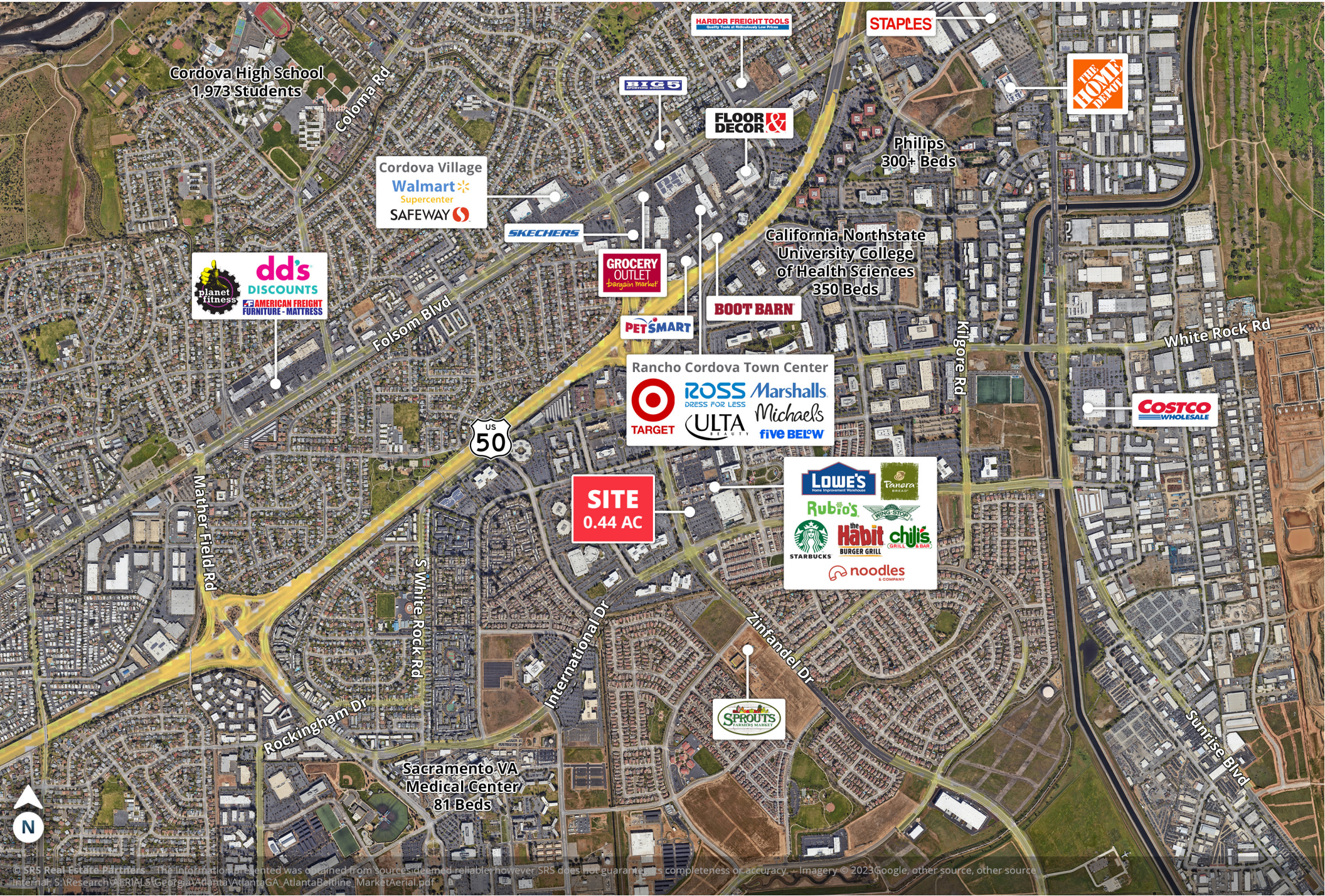
Zinfandel Dr
International Dr

Year: 2022 | Source: Placer.AI

26,651 VPD
14,215 VPD

Retail Aerial

3251 Zinfandel Dr | Rancho Cordova, CA 95670



Cordova High School
1,973 Students

Cordova Village
Walmart Supercenter
SAFeway

planet fitness
dd's DISCOUNTS
AMERICAN FREIGHT
FURNITURE - MATTRESS

BIGS

HARBOR FREIGHT TOOLS
Quality Tools at Remarkably Low Prices

FLOOR DECOR

STAPLES

THE HOME DEPOT

Philips
300+ Beds

California Northstate
University College
of Health Sciences
350 Beds

GROCERY OUTLET
Savory Market

SKECHERS

BOOT BARN

PETSMART

Rancho Cordova Town Center
TARGET ROSS DRESS FOR LESS Marshalls
ULTA MICHAEL'S FIVE BELOW

SITE
0.44 AC

LOWE'S
Rubio's
STARBUCKS The Habit Burger Grill
Tanner's
WING-STOP
noodles & COMPANY

COSTCO WHOLESALE

SPROUTS
FOOD & DRINK

Sacramento VA
Medical Center
81 Beds

Demographic Highlights

3251 Zinfandel Dr | Rancho Cordova, CA 95670



Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	15,062	72,368	198,297
2028 Projected Population	15,376	72,800	199,818
Projected Annual Growth 2023 to 2028	0.41%	0.12%	0.15%

2023 Daytime Population

Daytime Population	24,778	93,172	198,660
Workers	17,378	54,795	95,087
Residents	7,400	38,377	103,573

2023 Income

Average Household Income	\$112,767	\$101,566	\$123,992
Median Household Income	\$90,953	\$78,544	\$89,254

Households & Growth

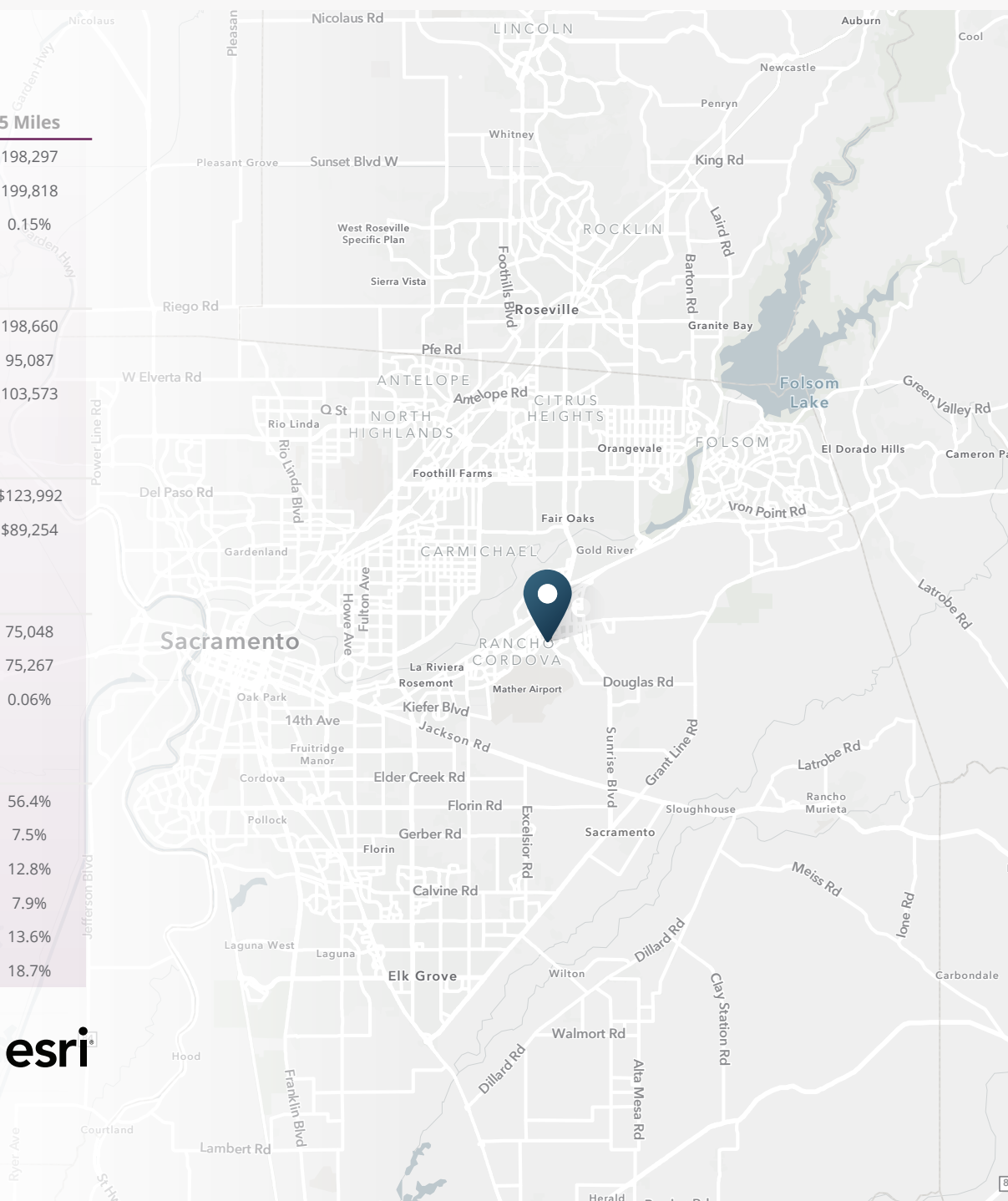
2023 Estimated Households	5,691	26,376	75,048
2028 Projected Households	5,796	26,472	75,267
Projected Annual Growth 2023 to 2028	0.37%	0.07%	0.06%

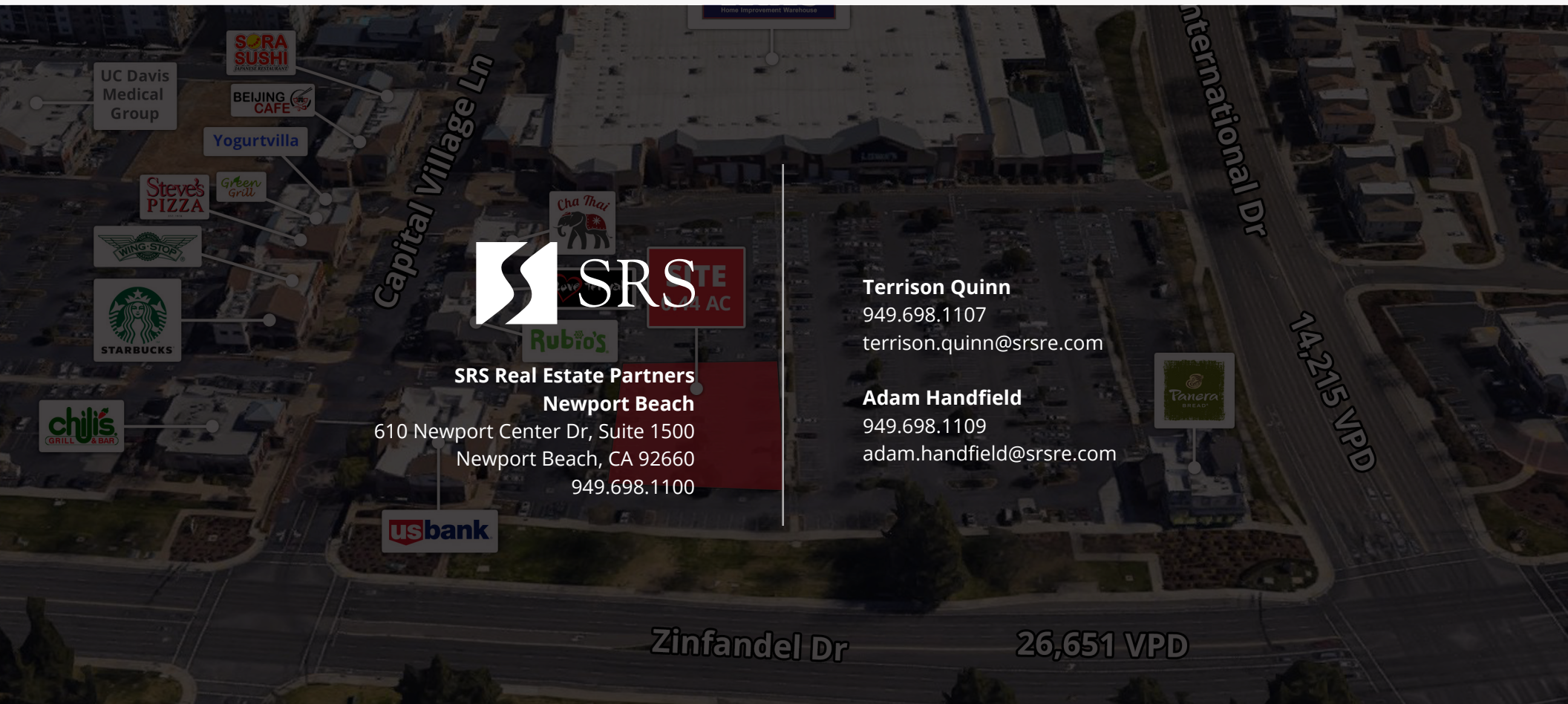
2023 Race & Ethnicity

White	43.2%	49.4%	56.4%
Black or African American	9.9%	9.5%	7.5%
Asian or Pacific Islander	22.5%	13.2%	12.8%
Other Race	9.2%	11.7%	7.9%
Two or More Races	12.9%	13.9%	13.6%
Hispanic	19.5%	23.5%	18.7%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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